

Kynesville Rd



Future C-Store

SUBJECT PROPERTY
5.01 AC

I-10 & Kynesville Road

Marianna, FL 32446



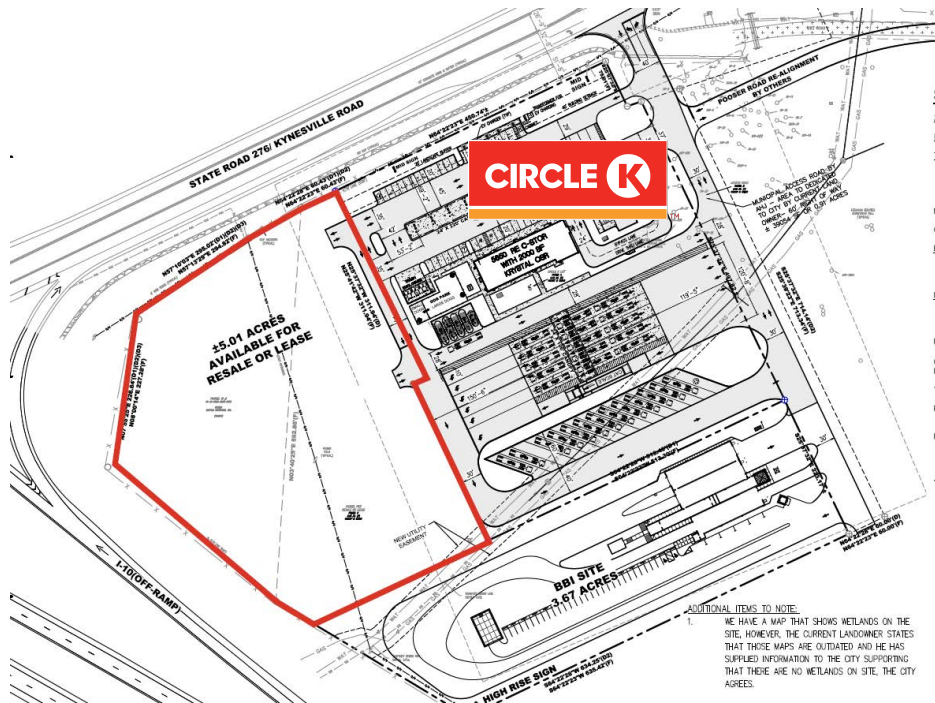
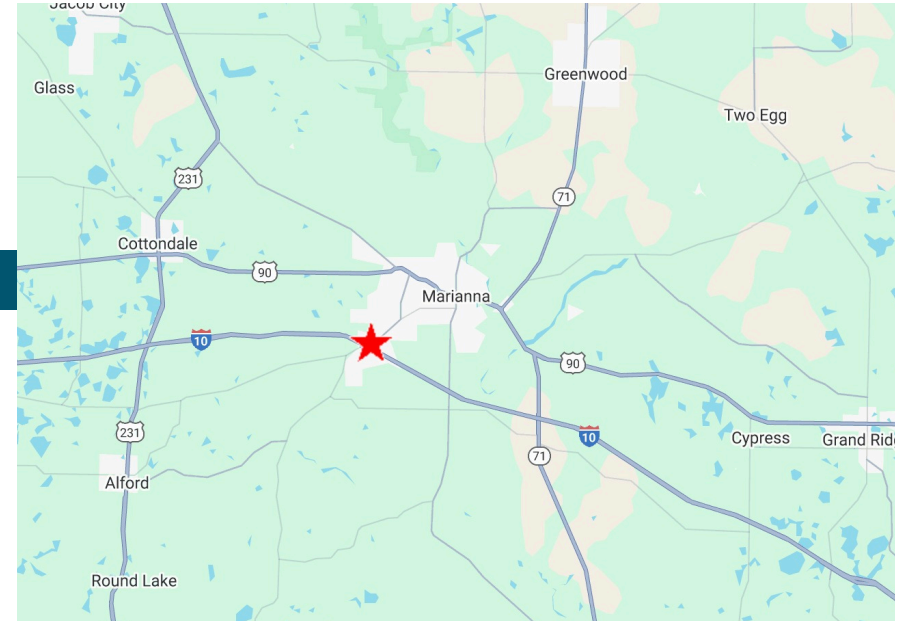
PROPERTY SUMMARY

Franklin Street as co-broker in partnership with Cushman & Wakefield is pleased to present qualified investors with the opportunity to acquire the enclosed vacant land in Marianna, Florida. The site is positioned at/near the intersection of Interstate 10 and Kynesville Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Kynesville MSA.

Asking Price: \$850,000.00

Property Highlights

LOT SIZE	5.01 AC
LAND SF	218,236
TRAFFIC COUNTS	32,700 VPD
1-MILE (POP.)	143
3-MILE (POP.)	5,594
MED. INCOME	\$27,296



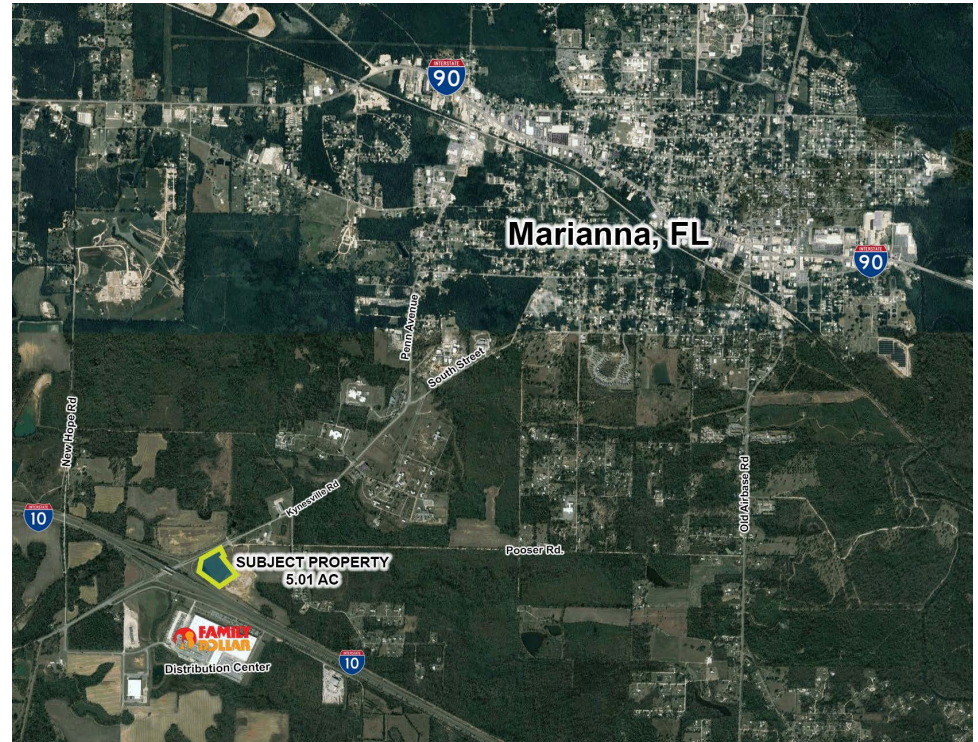
LOCATION OVERVIEW

About Marianna, FL

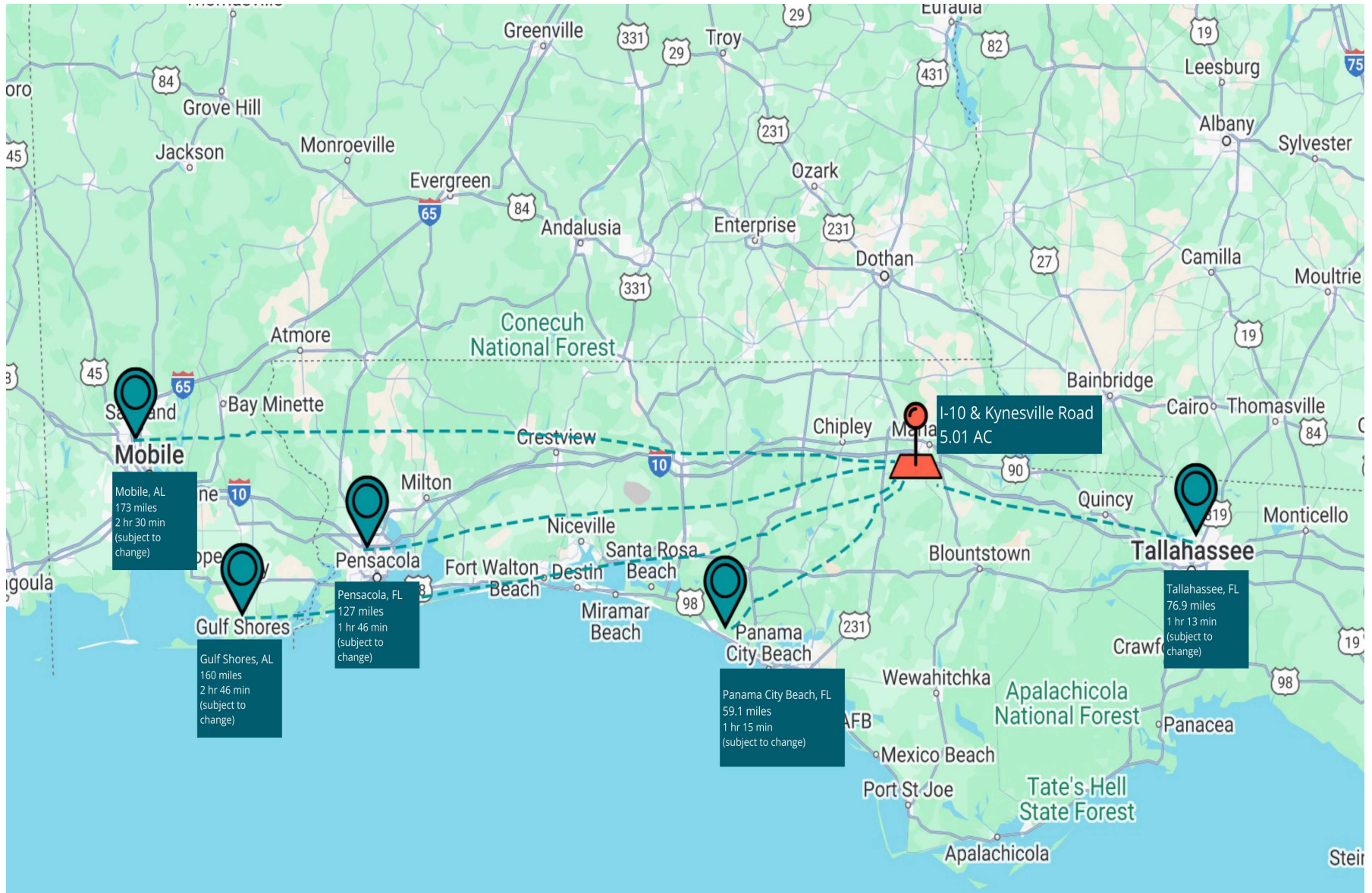
Marianna, Florida, the county seat of Jackson County, is a small city of approximately 7,294 residents that blends historical charm with ongoing efforts to foster economic growth. Located in the Florida Panhandle, Marianna has experienced modest population growth since 2020, with a diverse demographic makeup and a median age of 38.2 years. The city faces economic challenges, evidenced by a median household income of \$27,296 and a poverty rate higher than the state average, yet it maintains a diverse economic base spanning retail, healthcare, accommodation services, and agriculture.

Marianna's business landscape includes over 200 firms, ranging from small local establishments to larger enterprises such as a Family Dollar distribution center employing around 800 people. The presence of Chipola College contributes significantly to workforce development, while federal and state facilities, including prisons and Jackson Hospital, provide stable employment. Despite economic hurdles, Marianna showcases resilience through initiatives like the development of a new industrial park, supported by a \$2.6 million grant from the U.S. Department of Commerce, aimed at creating jobs and attracting businesses.

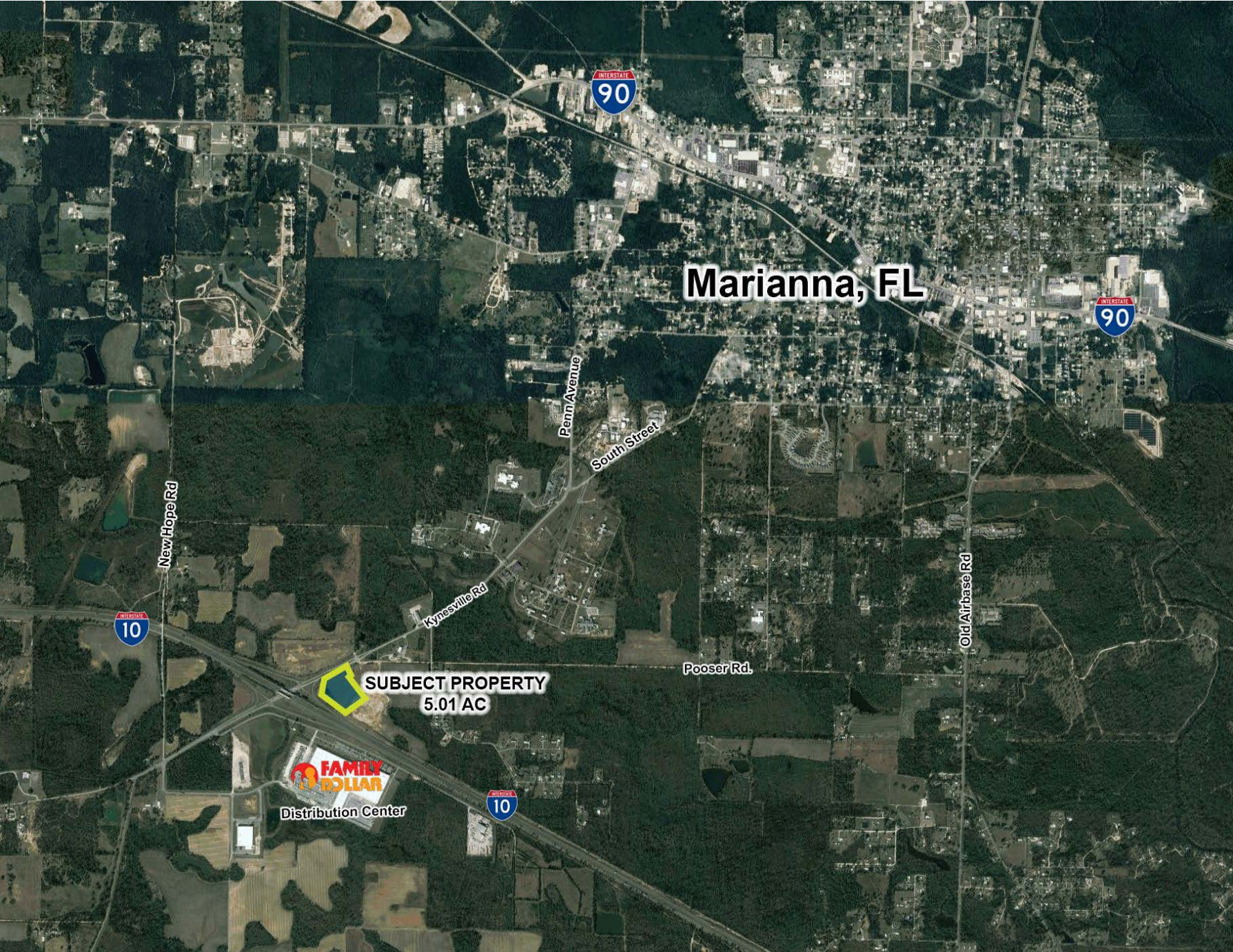
The city's commitment to growth is further demonstrated by infrastructure improvements, including airport runway expansion and downtown revitalization projects. With a homeownership rate of 56.6% and an average commute time of 25.6 minutes, Marianna offers a blend of small-town living with access to urban amenities, all while striving to enhance quality of life for its residents and navigate the challenges of economic development in a rural setting.



AERIAL PHOTO



AERIAL PHOTO



I-10 & KYNESVILLE ROAD

Marianna, FL 32448

5.01 ACRES

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CIRCLE K

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